

CHAPTER 17.30: R-3 MEDIUM DENSITY RESIDENTIAL ZONE

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§ 17.30.010 PURPOSE.

The purpose of the R-3 zone is to provide areas suitable and desirable for single-family homes, duplexes on corner lots, condominiums, town houses and appropriate community facilities.

(Ord. 1165, § 1, 2005)

§ 17.30.020 USES PERMITTED OUTRIGHT.

The following primary residential uses and their accessory uses are permitted outright:

- A. A use permitted outright in a R-1 zone;
- B. Two-family dwellings; and
- C. Single-family attached dwellings.

(Ord. 1165, § 1, 2005)

§ 17.30.030 CONDITIONAL USES PERMITTED.

The following uses and their accessory uses may be permitted subject to the provisions of Chapter 17.80:

- A. A use permitted as a conditional use in a R-1 zone;
- B. Multi-family dwellings; and
- C. Professional offices.

(Ord. 1165, § 1, 2005)

§ 17.30.040 LOT SIZE AND WIDTH.

The minimum lot size and width shall be as follows: the maximum net density shall not exceed nine dwelling units per acre:

- A. Single-family dwellings shall have a minimum lot area of 5,000 square feet;
- B. Two-family dwellings shall have a minimum lot area of 6,000 square feet;
- C. Single-family attached dwellings shall have a minimum lot area of 4,800 square feet per dwelling unit;
- D. The minimum lot width at the front building line shall be as follows:
 - 1. Seventy feet for a corner lot; and
 - 2. Sixty feet for an interior lot.

(Ord. 1165, § 1, 2005)

§ 17.30.050 YARDS.

Yard setbacks shall be as follows:

- A. Single-family and two-family dwelling units:

- 1. The front shall be a minimum of 20 feet;
- 2. Each side shall be a minimum of five feet;
- 3. The street side yard shall be a minimum of 15 feet;
- 4. The rear shall be a minimum of ten feet;
- 5. On a flag lot, the inset front yard setback shall be a minimum of ten feet; and

6. No building shall be located closer than one-half the distance of the right-of-way projected for the abutting street, based on the street classification, plus the required front setback from a centerline of a street other than an alley.

- B. Single-family attached dwellings:

- 1. Front shall be a minimum of 20 feet;
- 2. The sides between units shall be zero feet;
- 3. The sides on exterior boundaries shall be five feet;
- 4. Street side shall be a minimum of 15 feet; and
- 5. Rear shall be a minimum of ten feet.

(Ord. 1165, § 1, 2005)

§ 17.30.060 LOT COVERAGE.

Building coverage shall meet the following standards.

- A. A single-family dwelling shall not exceed 35% of the land area.
- B. Two-family dwellings shall not exceed 50% of the land area.
- C. Single-family attached dwellings shall not exceed 60% of the land area.

(Ord. 1165, § 1, 2005)

§ 17.30.070 BUILDING HEIGHT.

Building heights shall be as follows.

- A. Single-family dwellings shall not exceed a height of 30 feet.
- B. Two-family and single-family attached dwellings shall not exceed a height of 40 feet.
- C. Accessory structures shall not exceed 20 feet in height at the apex of the roof.

(Ord. 1165, § 1, 2005)

§ 17.30.080 MINIMUM BUILDING SIZE.

Primary use buildings shall have a minimum building size of 850 square feet.

(Ord. 1165, § 1, 2005)

§ 17.30.090 STANDARDS FOR HOMES ON INDIVIDUAL LOTS.

A. A home shall be placed on a foundation enclosed at the perimeter with no more than 32 inches of the enclosing material exposed above grade. Where the building site has a sloped grade, no more than 32 inches of the enclosing material shall be exposed on the uphill side of the home. If the home is placed on a basement, the 32-inch limitation will not apply.

B. The base of a home must be enclosed continuously at the perimeter with either concrete, concrete block, brick, stone or combination thereof, or shall have continuous skirting which matches the exterior.

C. A home shall have a nominal width of at least 24 feet.

D. A home shall have a roof with a minimum pitch of three feet in height for each 12 feet in width.

(Ord. 1165, § 1, 2005)

§ 17.30.100 GARAGE AND OFF STREET PARKING REQUIREMENTS.

All dwellings will have at minimum the following:

- A. A garage or carport; and
- B. One hard surfaced off-street parking spaces shall be provided.

(Ord. 1165, § 1, 2005)